

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Pursuant to Public Resources Code § 21152(b) and CEQA Guidelines § 15062, the notice should be posted with the County Clerk by mailing the form and posting fee payment to the following address: Los Angeles County Clerk/Recorder, Environmental Notices, P.O. Box 1208, Norwalk, CA 90650. Pursuant to Public Resources Code § 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
DIR-2023-2838-TOC-SPP-SPR-HCA

LEAD CITY AGENCY City of Los Angeles (Department of City Planning)	CASE NUMBER ENV-2023-2839-CE
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PROJECT TITLE DIR-2023-2838-TOC-SPP-SPR-HCA	COUNCIL DISTRICT 4 – Raman
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PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map) 4579 West Hollywood Boulevard (4601- 4627 W. Hollywood Boulevard; 4571- 4579 W. Hollywood Boulevard; 1561 N. Lyman Place)	<input type="checkbox"/> Map attached.
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PROJECT DESCRIPTION: The demolition of a commercial building and surface parking lot and the construction, use and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building. The proposed project includes the removal of 4 existing street trees and no protected trees or shrubs. The proposed project will include the grading and export of approximately 41,093 cubic yards of earth.	<input checked="" type="checkbox"/> Additional page(s) attached.
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NAME OF APPLICANT / OWNER:
Kristin Harrison (Owner)

CONTACT PERSON (If different from Applicant/Owner above) Warren Techentin (Representative)	(AREA CODE) TELEPHONE NUMBER (323) 664-4500	EXT.
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EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

STATUTORY EXEMPTION(S)
Public Resources Code Section(s) _____

CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) Section 15332 / Class 32

OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached


In-fill development meeting the conditions described in CEQA Guidelines 15332: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations. (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses. (c) The project site has no value as habitat for endangered, rare or threatened species. (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. (e) The site can be adequately served by all required utilities and public services

None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.

The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE Danalynn Dominguez 	STAFF TITLE City Planner
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ENTITLEMENTS APPROVED
TOC-SPP-SPR- HCA (See Case No. DIR-2023-2838-TOC-SPP-SPR-HCA)



JUSTIFICATION FOR CATEGORICAL EXEMPTION CASE NO. ENV-2023-2839-CE

The Department of City Planning determined that the City of Los Angeles Guidelines for the implementation of the California Environmental Quality Act of 1970 and the State CEQA Guidelines designate the subject Project as Categorically Exempt under Section 15332 (Class 32), Case No. ENV-2023-2839-CE, and there is no substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Project Description

The proposed project is for the demolition of a commercial building and surface parking lot and the construction, use and maintenance of a seven-story, 174,021 square-foot, 181-unit mixed-use building, measuring 88 feet in height. The applicant is setting aside 11 percent of the total 181 units and a minimum of 11 percent of the base 122 units, respectively, for Extremely Low-Income Households. The building will contain 174,021 square feet of floor area with a 3.85:1 FAR. The unit mix will be comprised of 49 studios, 79 one-bedroom units, and 53 two-bedroom units. The project also includes 15,398 square feet of commercial floor area, which comprises a 0.35:1 FAR. There will be 238 automobile parking spaces, 31 of which would be commercial and residential guest parking spaces. The project also includes 92 bicycle parking spaces, and 16,821 square feet of usable open space. The number of units and size is not unusual for the vicinity of the subject site and is similar in scope to other existing multi-family dwellings in the area. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

Additionally, the applicant proposes the following haul route:

Location of Staging Area: 4579-4627 West Hollywood Boulevard and 1561 Lyman Place

Location of Disposal Site for Exported Soil: Scholl Canyon Landfill

Loaded Trucks: Head Northwest toward Hollywood Boulevard, Left onto Hillhurst Avenue, North on Hillhurst Avenue toward Franklin Avenue, Right onto Los Feliz Boulevard, Right to merge onto I-5 N Fwy, Exit 144A for California Route-134 E toward Pasadena, Merge onto CA-134 E, Exit 11 toward Figueroa Street, Right onto Figueroa Street, Continue onto Figueroa Street to Scholl Canyon Landfill.

Emptied Trucks: Scholl Canyon Landfill, Continue Northeast on N. Figueroa Street, Right onto CA-134 W toward Ventura, Merge onto CA-134 W, Exit 5 and Merge onto 1-5 South towards LA, Exit 141 toward Los Feliz Boulevard, Merge onto Los Feliz Boulevard, Continue on Los Feliz Boulevard, Left onto Hillhurst Avenue, Right onto Hollywood Boulevard to Project Site.

CEQA Section 15300.2: Exceptions to the Use of Categorical Exemptions

The City has considered whether the Proposed Project is subject any of the five (5) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. There are five (5) Exceptions which must be considered in order to find a project exempt under CEQA: (a) Cumulative Impacts; (b) Significant Effect; (c) Scenic Highways; (d) Hazardous Waste Sites; and (e) Historical Resources.

(a) Cumulative Impacts. *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project is located at 4579 West Hollywood Boulevard (4601- 4627 W. Hollywood Boulevard; 4571- 4579 W. Hollywood Boulevard; 1561 N. Lyman Place) within the Hollywood Community Plan. There are currently 10 projects, dating back to March 31, 2016, which are either currently filed with the Department of City Planning or have received a Letter of Determination from the Department of City Planning but have yet to receive a Certificate of Occupancy from the Los Angeles Department of Building and Safety (LADBS). As such, there are projects within 1,320 feet of the same type and in the same place as the subject project.

PROJECTS WITHIN A QUARTER-MILE FROM THE SUBJECT SITE			
Address	Case Number	Date Filed	Scope of Work
1820 N. Berendo Street	DIR-2023-5133-TOC-SPP-HCA	08/20/2023	New 7-unit residential building
1839 N. Kenmore Avenue	DIR-2022-8813-SPP-HCA	12/05/2022	Six (6) new small lot dwelling units
4477 W. Hollywood Boulevard	DIR-2022-4692-TOC-SPP-VHCA	06/30/2022	New 29-unit mixed use building
1718 N. Vermont Avenue	DIR-2022-587-SPP	01/27/2022	New commercial building
1419 N. New Hampshire Avenue	DIR-2021-4977-TOC-SPP-HCA	06/15/2021	New 62-unit apartment building
1318 N. Lyman Place	APCC-2020-1764-SPE-SPP-SPR	3/13/2020	New medical office building
1666 N. Vermont Avenue	DIR-2019-6738-SPPA-SPP-TOC-SPR	11/12/2019	New 139-unit mixed use building

4649 W. Maubert Avenue	DIR-2019-3760-TOC-SPP-SPR	06/25/2019	New 153-unit mixed use building
1225 N. Vermont Avenue	DIR-2019-909-TOC-SPP	02/13/2019	New 58-unit mixed use building
4718 W. Franklin Avenue	APCC-2016-3327-SPE-SPP	09/01/2016	New 6-unit residential building
4311 W. Sunset Boulevard	CPC-2016-1104-DB-SPR	03/31/2016	New 108-unit mixed use building

According to SCAQMD, individual construction projects that do not exceed the SCAQMD's recommended daily thresholds for project-specific impacts would not cause a cumulatively considerable increase in emissions for those pollutants for which the Air Basin is in non-attainment. Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Construction-related daily emissions at the project site would not exceed SCAQMD's regional or localized significance thresholds. Furthermore, an Air Quality Study prepared by Rincon Consultants on August 1, 2024, concluded that any cumulative impacts would be less than significant. Therefore, the project's contribution to cumulative construction-related regional emissions would not be cumulatively considerable and therefore would be less than significant. Construction of the project also would have a less-than-significant impact with regard to localized emissions.

As noise is a localized phenomenon and decreases in magnitude as distance from the source increases, only projects and ambient growth in the nearby area could combine with the proposed project to result in cumulatively considerable noise impacts. These above noted projects will begin construction and end construction at different timelines, with minor overlap between projects. Furthermore, a Noise Study prepared by Rincon Consultants on July 15, 2024, concluded that any cumulative impacts would be less than significant.

Moreover, the proposed project includes a haul route approval for the export of up to 41,093 cubic yards earth. According to Navigate LA, within 500 feet of the subject site, there is one (1) other haul route approved and no other haul route applications being processed. The approved haul route is for the following property and during the following timeframe:

Approved Haul Route:

<u>Address</u>	<u>Start Date</u>	<u>End Date</u>
1. 4503-4561 W. Hollywood Blvd, 1513-1559 W. Hillhurst Ave, 4510-4514 W. Clayton Ave, 1562-1566 N. Lyman Place	June 11, 2019	December 11, 2021

The haul route approval for the proposed project will include RCMs and recommended conditions prepared by LADOT to be considered by the Board of Building and Safety

Commissioners to reduce the impacts of construction related hauling activity, monitor the traffic effects of hauling, and reduce haul trips in response to congestion. The applicant team submitted a Soils Report prepared by AGI Geotechnical, Inc. on August 17, 2023, which was approved by LADBS Grading Division on October 3, 2023, Log No. 127810. Therefore, no foreseeable cumulative impacts are expected.

Thus, the construction of these known projects will be staggered and therefore do not have the potential to cumulatively contribute to air quality, construction traffic, and noise levels.

- (b) Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As mentioned, the applicant proposes a 181-unit mixed-use building in an area zoned and designated for such development, through the use of an 80% density increase through the TOC Affordable Housing Incentive Program in exchange for affordable housing. All surrounding lots are developed with commercial and multi-family dwelling units. The project proposes a FAR of 4.33:1 which is within the maximum 3.85:1 FAR otherwise permitted by Subarea C of the SNAP in conjunction with a 45 percent increase permitted per the TOC Affordable Housing Incentive Program in exchange for affordable housing. The proposed building will be seven-stories, with at-grade parking and two subterranean parking levels in an area that is currently developed with buildings that range in height from one- to six-stories. In conjunction with the TOC Affordable Housing Incentive Program, the proposed building will not be unusual for the vicinity of the subject site and will be similar in scope to future residential buildings in the area that use the TOC Affordable Housing Incentive Program in exchange for affordable housing. Thus, there are no unusual circumstances which may lead to a significant effect on the environment.

- (c) Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.*

As it relates to development along a Scenic Highway, the only State Scenic Highway within the City of Los Angeles is the Topanga Canyon State Scenic Highway, State Route 27, which travels through a portion of Topanga State Park. State Route 27 is located approximately 17 miles to the west of the subject property. Therefore, the subject site will not create any impacts within a designated state scenic highway.

- (d) Hazardous Waste.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

In regards to Hazardous Waste sites, according to Envirostor, the State of California's database of Hazardous Waste Sites, neither the subject site, nor any site in the vicinity, is identified as a hazardous waste site. As such, the project would not be developed on a site identified as a hazardous site pursuant to Section 65962.5 of the Government Code.

- (e) Historic Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

The project site has not been identified as a historic resource by local or state agencies, and the project site has not been determined to be eligible for listing in the National Register of Historic Places, California Register of Historical Resources, the Los Angeles Historic-Cultural Monuments Register, and/or any local register; and was not found to be a potential historic

resource based on the City's HistoricPlacesLA website or SurveyLA, the citywide survey of Los Angeles. Based on this, the project will not result in a substantial adverse change to the significance of a historic resource and this exception does not apply.

CEQA Determination – Class 32 Categorical Exemption Applies

A project qualifies for a Class 32 Categorical Exemption if it is developed on an infill site and meets the conditions as follows: (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations; (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses; (c) The project site has no value as habitat for endangered, rare or threatened species; (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and (e) The site can be adequately served by all required utilities and public services

(a) The project is consistent with applicable general plan designation, applicable policies, and applicable zoning designations.

The subject site is located within the Hollywood Community Plan area. Lots FR 10, 11-15, and FR 16 are zoned C2-1D and have a General Plan Land Use Designation of Highway Oriented Commercial. As shown in the case file, the project is consistent with the applicable Hollywood Community Plan designation and policies and all applicable zoning designations and regulations in conjunction with the TOC Affordable Housing Incentive Program.

(b) The proposed development occurs within city limits on a project site no more than five acres substantially surrounded by urban uses.

The subject site is wholly within the City of Los Angeles, on a site that is approximately 1.039 acres. The surrounding area is characterized by level topography, improved streets and residential and commercial development. The property to the north, across the alleyway, is zoned R2-1, developed with multifamily residential uses and within Subarea B (Mixed Use Boulevards) of the Vermont/Western SNAP Specific Plan. The property to the west, across Rodney Drive, is zoned C2-1D, developed with a one-story commercial building and located within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan. The property to the east, across Lyman Place, is zoned C2-1D, developed with a six-story mixed use building, and is located within Subarea B (Mixed Use Boulevards) and Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan. Lastly, the properties to the south, across Hollywood Boulevard, are zoned C2-1, developed with commercial buildings and are located within Subarea C (Community Center) of the Vermont/Western SNAP Specific Plan.

(c) The project has no value as a habitat for endangered species, rare, or threatened species.

The site previously disturbed and surrounded by development and therefore is not, and has no value as, a habitat for endangered, rare or threatened species. The applicant submitted a Tree Disclosure Statement, signed by Lisa Smith, Certified Arborist # WE3782B, confirming that there are no protected trees on-site and existing street trees. Lisa Smith also prepared a Tree Report prepared on February 14, 2022 concluding that 14 street trees surround the project site, with four (4) street trees proposed for removal subject to the approval of the Urban Forestry Division.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

The project will be subject to Regulatory Compliance Measures (RCMs), which require compliance with the City of Los Angeles Noise Ordinance, pollutant discharge, dewatering, stormwater mitigations, and Best Management Practices for stormwater runoff. These RCMs will ensure the project will not have significant impacts on noise and water.

An Air Quality Study that was prepared by Rincon Consultants on August 1, 2024, concluded that any impacts would be less than significant. The following Project Design Feature has been incorporated as part of the approval of this project:

Project Design Feature (PDF) Air Quality-1. All mobile off-road equipment (wheeled or tracked) greater than 50 horsepower used during construction activities shall meet the United States Environmental Protection Agency (USEPA) Tier 4 final standards. Tier 4 certification can be for the original equipment or equipment that is retrofitted to meet the Tier 4 Final standards. In the event of specialized equipment where Tier 4 Final equipment is not commercially available at the time of construction, the equipment shall meet Tier 3 standards at a minimum. Alternative Fuel (natural gas, propane, electric, etc.) construction equipment shall be incorporated where available and feasible. Where electric vehicles are feasible, electrical vehicles shall be incorporated into the construction fleet. These requirements shall be incorporated into the contract agreement with the construction contractor. A copy of the equipment's certification or model year specifications shall be available upon requirements for all equipment onsite. All equipment less than 50 horsepower shall be alternatively fueled. Electricity shall be supplied to the site from the existing power grid to support the electric construction equipment. If connection to the grid is determined to be infeasible for portions of the project, a non-diesel fueled generator shall be used.

Furthermore, the City of Los Angeles Vehicle Miles Traveled (VMT) Calculator resulted in the proposed project having a net increase of 512 daily vehicle trips and a net increase of 3,362 daily VMT. Based on the VMT Calculator, the project is required to perform VMT analysis under the VMT standards. The applicant provided a Transportation Evaluation prepared by KOA, A Lochner Company, dated January 5, 2024, concluding that the proposed project includes TDM strategies required by LAMC Section 12.26 G, which will result in no significant VMT impact.

Interim thresholds were developed by DCP staff based on CalEEMod model runs relying on reasonable assumptions, consulting with AQMD staff, and surveying published air quality studies for which criteria air pollutants did not exceed the established SCAQMD construction and operational thresholds. Therefore, the project would not result in any significant effects related to traffic, noise, air quality, or water quality.

(e) The proposed project has been reviewed by City staff and can be adequately served by all required utilities and public services.

The project site will be adequately served by all public utilities and services given that the construction of a residential building will be on a site which has been previously developed and is consistent with the General Plan. Therefore, the project meets all of the Criteria for the Class 32. As the project has been found to be categorically exempt from CEQA, the project is not anticipated to have a negative effect on the environment and no mitigation measures are required.